112.0	0005	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	789,900	/	789,900
USE VALUE:	789,900	/	789,900
ASSESSED:	789,900	/	789,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHIZAS JOHN K/JOSEPHINE
Owner 2:	
Owner 3:	
Street 1:	39 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSGROVE JEAN L--L/EST -
Owner 2:	GREENER SANDRA R/TRUSTEE -
Street 1:	39 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 2400 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7631.000	358,400		431,500	789,900
Total Card	0.175	358,400		431,500	789,900
Total Parcel	0.175	358,400		431,500	789,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.13 | /Parcel: 329.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71291
GIS Ref	
GIS Ref	
Insp Date	09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0011.0

!8700!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	358,400	0	7,631.	431,500	789,900		Year end	12/23/2021
2021	101	FV	345,700	0	7,631.	431,500	777,200		Year End Roll	12/10/2020
2020	101	FV	345,700	0	7,631.	431,500	777,200	777,200	Year End Roll	12/18/2019
2019	101	FV	269,000	0	7,631.	425,400	694,400	694,400	Year End Roll	1/3/2019
2018	101	FV	269,000	0	7,631.	326,700	595,700	595,700	Year End Roll	12/20/2017
2017	101	FV	269,000	0	7,631.	308,200	577,200	577,200	Year End Roll	1/3/2017
2016	101	FV	269,000	0	7,631.	283,600	552,600	552,600	Year End	1/4/2016
2015	101	FV	251,700	0	7,631.	265,100	516,800	516,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:46:18

LAST REV

Date	Time
09/27/18	14:17:09
apro	

PAT ACCT. 8700

USER DEFINED

Prior Id # 1:	71291
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSGROVE JEAN L	39572-126		6/16/2003		365,000	No	No		
	9743-337		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1199	Solar Pa	49,400		8/25/2015			Install 38 solar p
12/8/2003	1035	Addition	85,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Info At Door	CC	Chris C
4/7/2009	Measured	372	PATRIOT
9/25/2003	MLS	MM	Mary M
11/13/2000	Hearing Chag	264	PATRIOT
2/7/2000	Meas/Inspect	264	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7631		Sq. Ft.	Site		0	70.	0.81	6			Wet	-5					431,540						431,500	

Total AC/HA:	0.17518	Total SF/SM:	7631	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,540	Spl Credit		Total:	431,500

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.08749998
Const Adj.:	0.99989998
Adj $ / SQ:	119.613
Other Features:	91842
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440343
Depreciation:	81904
Depreciated Total:	358439

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

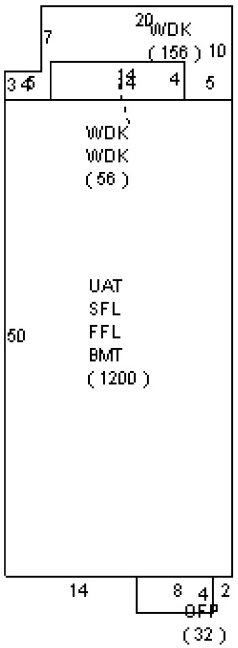
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	119.61
Special Features:	0	Val/Su Net:	85.33
Final Total:	358400	Val/Su SzAd	149.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	35.880	43,061
FFL	First Floor	1,200	119.610	143,536
SFL	Second Floor	1,200	119.610	143,536
UAT	Upper Attic	300	47.850	14,354
WDK	Deck	268	9.730	2,608
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	4,200			Total:	348,503
Size Ad	2400	Gross Area	5100	FinArea	2400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	